



UNIT B2
NOW LETTING
COMMERCIAL UNIT
2,288 sq ft

Loades Ecoparc
Blackhorse Road
Coventry CV7 9FW

WWW.LOADESECOPARC.CO.UK

DESCRIPTION

Loades Ecoparc has been specified to the exacting standards required to achieve a BREEAM VERY GOOD rating. Incorporating high quality, technology driven and eco-conscious build techniques such as PV (solar) panels, aluminium barrel roofs and electric charge points for vehicles. Phase 1 of Loades Ecoparc is self-contained with a gated entrance from Blackhorse Road and is a fully secure site. All mains services are available for connection

The units are of steel portal frame set under an innovative Kalzip aluminium barrel roof with attractive Chameleon Rainscreen panel cladding to the front and side elevations. In particular the buildings offer the following specification:

- Unrivalled location close to M6 motorway
- Electric vehicle charging points
- Built to achieve BREEAM VERY GOOD rating.
- Flexible contemporary building design
- PV solar panels on some units
- Full height loading facilities
- Minimum haunch height 6 metres
- Gated secure site with remotely monitored CCTV
- Additional development / expansion land
- EPC Rating C66

	sq ft	sq m
Ground Floor	1,410	131.0
First Floor Offices	708	65.8
Mezzanine	170	15.8
Total	2,288	212.6



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Terms

Rent £23,000

Service charge On Application

Rates RV £14,000

Rates Payable 2016/17 £6,776 pa

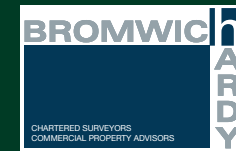
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